

**Loudoun County School Board**  
**Commission Permit (CMPT 2008-0007) & Special Exception (SPEX 2008-0017)**  
**Statement of Justification**  
**Middle School and High School at Lenah Property**

February 14, 2008  
Updated June 4, 2008  
Updated July 24, 2008  
Updated August 5, 2008



**PROPOSAL**

The Loudoun County School Board (LCSB) seeks approval of a Commission Permit and Special Exception to allow a middle school (MS-5) and high school (HS-7) on a 99.3+/- acre property that is zoned TR1UBF, Transition Residential -1, with a small area of minor floodplain at the northern most portion of the property, FOD, Floodplain Overlay District. A portion of the property is within the Ldn 60 of Dulles Airport and within one mile of the Ldn 60 within the AI, Airport Impact Overlay District. The property is located on Lenah Road, south of Route 50 and south of the community of Lenah Run. The property is more particularly described as MCPI 286-27-9903, 286-28-5608, 286-29-1615, 286-18-3739, 287-48-0949 (portion), 287-37-7275 (portion), and 287-39-8584 (portion) and is situated in the Dulles Election District.

It is proposed to locate both a middle school and high school on this property with the associated recreational facilities. The Loudoun County Public Schools program for a middle school includes a building of approximately 180,000 square feet with a student capacity of 1350 and three recreational playing fields (two soccer and one softball). The program for a high school includes a building of up to 280,000 square feet with a student capacity of 1800 and various recreational and athletic facilities including the high school football stadium, concession stands, ticket booths, storage buildings, the field house, baseball dugout and various athletic fields for both the physical education program and competition. The planned opening for the middle school (MS-5) is the Fall of 2010 and the planned opening for the high school (HS-7) is one year later in the Fall of 2011, as identified in the FY 2008-2012 School Board Adopted Capital Improvements Program.

**BACKGROUND**

The proposed middle school (MS-5) was originally planned to open this fall (Fall 2008). Initially the School Board's FY04 Capital Improvement Program (CIP), adopted January 14, 2003, placed MS-5 and four other land acquisition projects in the CIP for FY04 funding. The projects, however, were not included in the BoS adopted capital program for FY04. Accordingly, the MS-5 land acquisition project was placed in the FY05 CIP budget the following year and funding (for land acquisition) was secured with the November 2004 GO bond referendum which made the funds available on July 1, 2005. Unfortunately, the \$150.000 per acre budgeted for land acquisition in FY05 was not competitive in the market as a consequence of the subsequent dramatic escalation in land prices. Until the funding for HS-7 land became available in July of 2006, LCPS was not able to compete in the land market for either MS-5 or HS-7. The bond to fund MS-5 school (building) construction was approved by the voters in November of 2005. Because of the project's two year delay, a supplemental appropriation for construction

Loudoun County School Board  
Commission Permit Statement of Justification  
Middle and High School at Lenah Property  
February 14, 2008, Updated 6/4/08, 7/24/08, 8/5/08

and design was provided in FY08 (\$12,200,000).

Loudoun County Public Schools staff (LCPS) had initially worked with the County staff and the applicant for ZMAP 2005-0005, Braddock South Village, on a potential proffered school site that was to be developed with MS-5 and a future elementary school. All parties worked diligently for over sixteen months on the location, provision of utilities, access, protection of environmental features, etc. The zoning application was recommended for approval and was slated for action in late 2006. In September 2006, the application was withdrawn and it became immediately necessary to search for alternatives and to delay the opening of the school.

The HS-7 land money became available in FY07 (July 1, 2006). Consideration was given to different sites, all of which were evaluated utilizing school site guidelines. Locations presented environmental obstacles, unwilling sellers and asking prices significantly beyond appraised values. Two of the sites considered were a proffered elementary school site in the Seven Hills rezoning (ZMAP 2005-0001). LCPS staff explored options in the Fall of 2006 to increase the size of the proffered elementary school site to allow use for the much needed MS-5, middle school. Unfortunately, the environmental constraints on the property precluded this option. Another site considered was the Crerar/Nicholas/Farkas property located south of Braddock Road and immediately east of Lightridge Farm Road. This property also had a pending zoning application (ZMAP 2005-0031). LCPS staff explored the purchase of the property issuing a letter of interest in May of 2007 and the School Board held a public hearing in June of 2007 for consideration of purchase including the potential for condemnation. Negotiations for the purchase of this property continued into the Fall of 2007 but were ultimately unsuccessful. Nonetheless, the owners included a potential middle school site as a part of their rezoning application which was denied in March of 2008. For a listing of parcels considered for MS-5 and HS-7, which included the three sites described above as well as three others, see Attachment 1.

In the Fall of 2007 LCPS staff reviewed the Lenah property as a potential school site. The proposed Lenah property site had been examined previously in the context of ZMAP 2005-0033. In early 2006, LCPS reviewed the then proposed Lenah property rezoning and the proffer for a combined middle school and environmental educational center site. The rezoning was withdrawn in March of 2007. LCPS revisited the Lenah property as a potential school site and in November of 2007 tendered a letter of offer for the property. Evaluation of this site included a review of the Plan policies, evaluation of the site development feasibility including environmental characteristics, size, access, availability for public utilities, and zoning requirements. LCPS met with County staff on October 3, 2007, to review the site for compliance with County policies and zoning provisions. A pre-application conference was held on December 11, 2007. The SPEX and CMPT applications were filed on February 15, 2008.

Loudoun County School Board  
Commission Permit Statement of Justification  
Middle and High School at Lenah Property  
February 14, 2008, Updated 6/4/08, 7/24/08, 8/5/08

Questions have been raised as to why LCPS did not choose a site within the Suburban area, closer to the higher density communities of South Riding, Stone Ridge and surrounding neighborhoods. As noted above, the original site had been a potential proffered site situated to the south of South Riding near the Fairfax County boundary (Braddock Village South rezoning) in the Transition Area. When this site became unavailable, a second proffered site was explored in Seven Hills, which is situated south of Braddock Road, to the south of Stone Ridge, and west of Route 659 (in the Transition Area). Unfortunately, the Seven Hills site was not large enough and the area surrounding was constrained by environmental resources. This site is presently being engineered for an elementary school (ES-20). As noted above other sites presented various obstacles. LCPS has found that there are limited opportunities for sites in the suburban areas and purchasing sites in these higher density areas exceed the current land acquisition budget. Vacant land in the Dulles South Suburban Area consists primarily of land with zoning entitlements that result in higher land values and land within the County's planned Route 50 Business/Retail/Industrial corridor.

The Lenah site was selected because it meets the County's Comprehensive Plan policies and the standards of the Zoning District. There are limited physical site constraints. The site will accommodate the program needs for the two planned schools. The property will have public sewer and water and other utilities to serve the proposed use. Good access will be available and the site is well situated to serve the student population. In the vicinity of the property there are 3,638 residential subdivision lots that are either approved or pending. The projected students from these lots is 3,040 with an estimated 1,550 elementary, 669 middle and 821 high school students. (These numbers do not include existing larger lots in the area.) The planned capacity of the middle school is 1,350 and the planned capacity of the high school is 1800. While in the initial years students will come from the east, the site is situated in an area that will be surrounded by planned and approved residential neighborhoods that will require a significant portion of the schools' capacity.

It is important to note that the FY09-14 Capital Improvement Program includes three elementary schools, two middle schools and one high school that are needed to serve this area (Dulles South and vicinity, south of Route 50). Only one of these schools can be met by a proffered site (ES-20 at Seven Hills). The proposed Lenah property will satisfy two of the planned school needs. Two additional elementary and one additional middle school sites are needed. On the north side of Route 50, there are an additional four elementary, one middle and two high schools planned. Of these, there are four proffered sites available (Brambleton (ES-14), Moorefield Station (ES-16), Arcola Center (ES-23), and Loudoun Valley Estates (HS-6)).

**COMMISSION PERMIT AND SPECIAL EXCEPTION FACTORS FOR  
CONSIDERATION:**

The checklist for a Commission Permit requires a Statement of Justification that details the proposed use. Central to the review of a Commission Permit is the need to establish that the use is consistent with the applicable comprehensive plan policies. The factors for consideration of a special exception include review of the comprehensive plan policies along with various other factors. In order to provide a detailed description of this proposal, an analysis of the project in relation to Section 6-1310, special exception issues for consideration, of the Ordinance is provided.

**(A) Whether the proposed commission permit and special exception are  
consistent with the Comprehensive Plan.**

The subject property is designated as Transition Policy Area under the Revised General Plan (The Plan) and is located in the Upper Broad Run subarea. The Transition Policy Area is intended to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west. All development within the Transition Policy area is to achieve a balance between the built and natural environments and to provide significant open space respecting the Green Infrastructure policies. The narrative for the non-residential component of the Transition Area recognizes the need to provide public schools that will serve both the rural and suburban populations. The Transition policies envision that the Transition area will develop in varying densities and development patterns including large-lot low density residential development, higher density mixed-use villages and residential clusters. Ideally, new non-residential uses are to be organized within the community cores of villages and, in general, should be compatible with the overall land use pattern. The school policies provide that public school sites should be located at the focus of the attendance area and provide safe and convenient access for students.

The proposed school site is situated south of Route 50 and the community of Lenah Run. To the east of the site is the property known as Westport, owned by Toll Brothers, and to the south is property owned by Greenvest, approved for preliminary subdivision under the TR-1UBF District. To the west are larger-lot, single family homes/parcels, ranging in size from 1.7 to 8.9 acres. It is anticipated that these secondary schools will serve students in the Upper Broad Run, Upper Foley, Lower Foley and Lower Bull Run Transition areas as well as students in portions of the Suburban area to the east of Upper Broad Run and in portions of the Rural Area to the west. The actual boundaries will be determined approximately one year prior to school opening. These schools

will provide relief to Mercer Middle School which had an enrollment of 1,267 students in September of 2007 (capacity 1187; projected 2010 enrollment of 1923) and to Freedom High School which had an enrollment of 1,217 students in September of 2007 (capacity 1600, projected enrollment of 2,491 in 2011).

Overall, school sites provide a balance between the built and natural environment and afford significant open space. Please see the Green Infrastructure analysis below. This site will provide a transition between the clustered development of Lenah Run to the north and the TR-1 residential subdivision planned to the south. The site is well positioned to serve the projected population growth in the surrounding area.

The Plan provides guidelines for development in accord with Conservation Design. Chapter 5 of the Plan identifies four components of the Green Infrastructure to be considered as a part of Conservation Design:

Group One/Natural Resource Assets. The proposed site is a combination of open fields with hedgerows, sapling size field cover and limited mature forested areas. Lenah Run flows east-northeastward across the northernmost portion of the site and is designated as Minor Floodplain. There are also smaller unnamed, intermittent tributaries to Lenah Run and a man made pond, located in the northwest corner of the site. Jurisdictional wetlands have been delineated on the property and are located adjacent to the pond and in limited areas associated with the intermittent streams to Lenah Run. The topography is relatively level but includes moderately steep slopes in a limited area south of Lenah Run and south of Lenah Road. There is also a very small area (0.1 acre) of very steep slopes. Overall, the physical characteristics of the site are well suited for the proposed school use.

The following studies have been performed on the property:

- ▶ Waters of the U. S. Delineation by Wetland Studies and Solutions, dated March 30, 2005, revised December 6, 2006 and May 18, 2007. These studies determined the boundaries of the jurisdictional wetlands and other waters of the U.S. As noted above, there are limited wetland areas on the site. It is proposed to seek a permit to remove wetlands to the south of the man made pond. The wetlands studies along with the U. S. Corps of Engineers jurisdictional determinations are provided with the application submission.

- ▶ Endangered and Threatened Species Habitat Evaluation and Rare Plant Species/Community Assessment, by Wetland Studies and Solutions, dated

Loudoun County School Board  
Commission Permit Statement of Justification  
Middle and High School at Lenah Property  
February 14, 2008, Updated 6/4/08, 7/24/08, 8/5/08

July 14, 2004. The study found there is low probability for endangered and threatened species or other state-rare plant species and natural communities to occur on the property. The study is provided with the application submission.

► Forest Management Plan and Cover Type Map, by Zimar & Associates, Inc. dated June 29, 2004. There is a variety of tree cover types on this 100 acre property including mixed hardwoods, Virginia pine, red cedar, red maple and black locust. Hedgerows occur along fence lines and include red cedar and black cherry. A copy of the tree evaluation is provided with the application submission.

The property is not adjacent to any scenic rivers, does not possess limestone conglomerate area or mineral resources. No adverse impact to groundwater is anticipated. The project will utilize Loudoun Water public sewer and water. LCPS plans to install an irrigation well for the competition athletic fields. Development will be accomplished in accord with the County regulations and development standards.

Group Two/Heritage Resource Assets. A Phase I Archeological Investigation was conducted on the property by URS, dated January 2007. No archaeological sites were identified in the proposed school site. The Phase I study was provided with the application submission. Comments from Staff recommended additional testing. LCPS contracted with Thunderbird Archeology to conduct further investigation of the school site. The Phase I investigation conducted in June and July 2008 resulted in the identification of several isolated finds and two new archeological sites. Based upon investigation of these sites no further archeological work is recommended. The supplemental Phase I report was submitted to the County on August 1, 2008.

Group Three/Open Space Assets. The development of this property for a middle school and high school will include significant open space assets. The Plan recognizes public school sites as an element of the County's Green Infrastructure system. Facilities provided at the school site will afford active recreational opportunities for the community.

Group Four/Complementary Elements. Development will comply with the County's standards for air quality, light and noise. No adverse impacts are anticipated. The high school football stadium, baseball and softball fields will be lighted. Building and parking lot lights will be cutoff and fully shielded lighting fixtures, directed inward and downward toward the interior of the property.

### Sustainable Design

LCPS currently incorporates a number of sustainable materials and practices into the prototype school facilities as an effort to be good stewards of the environment. Some notable examples include:

- Energy management control systems (EMCS) for lighting and temperature control
- Variable air volume (VAV) HVAC systems
- HVAC systems commissioning services during design and construction
- Electrical and control systems services during design and construction
- CO<sup>2</sup> sensors in high occupancy areas
- Multiple levels of classroom lighting allows adjustment based on levels of natural light
- Full cut-off security and parking lot lighting.
- Energy use per square foot in all prototypical facilities reduced with energy efficient lighting fixtures
- Use of low volatile organic compound (VOC) materials such as interior paints
- Incorporation of water saving control valves in plumbing fixtures.
- Waterless urinal pilot programs incorporated in two projects opening 2009 and 2010
- Low impact design storm water management features
- Specification of local products to minimize travel of deliveries
- Exploration of storm water collection system for project opening in 2010

US Department of Energy, National Best Practices Manual for High Performance Schools, LEED (Leadership in Energy and Environmental Design) offered by the USGBC (U.S. Green Building Council) and CHiPS (Collaborative for High Performance Schools) are among the best known organizations offering best management practices for sustainable design, construction and operations. LCPS has and will continue to substantially incorporate the materials and methods as described in these guidelines that exemplify environmental stewardship and leadership in school construction.

In summary, the proposed school site is consistent with the Plan policies and will meet a critical school service need.

### **(B) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL ADEQUATELY PROVIDE FOR SAFETY FROM FIRE HAZARDS AND HAVE EFFECTIVE MEASURES OF FIRE CONTROL.**

The proposed schools will be constructed to meet required building safety codes, including the provision of a sprinkler system. Fire protection services will be provided by the volunteer fire companies serving the area. Access to the site will be from Lenah Road and the planned north/south road to be constructed as a part of the residential subdivision to the South. The planned north/south road will provide access to and from Braddock Road. The segment

of the north/south road between Braddock Road and the school's southern access will be constructed and open prior to the opening of the middle school.

**(C) WHETHER THE LEVEL AND IMPACT OF ANY NOISE EMANATING FROM THE SITE, INCLUDING THAT GENERATED BY THE PROPOSED USE, NEGATIVELY IMPACTS THE USES IN THE IMMEDIATE AREA.**

Noises associated with the proposed school use will include the dropping off and picking up of students and outside sports activities. When not utilized for school purposes, the playing fields may be utilized by Parks and Recreation. The subject property is 100+/- acres in size. Surrounding land uses are large single family residential lots to the west, Lenah Run Community to the north (across Lenah Road) and proposed residential to the east (Westport) and south (TR-1 subdivision). Landscape buffers will be provided along the property boundaries. No adverse impact is anticipated.

**(D) WHETHER THE GLARE OR LIGHT THAT MAY BE GENERATED BY THE PROPOSED USE NEGATIVELY IMPACTS USES IN THE IMMEDIATE AREA.**

Lighting for the schools will be provided for visibility in the parking areas and around the school buildings for safety and security purposes. The football stadium, baseball and softball fields for the high school will be lighted. Lighting will be cutoff and shielded, directed inward and downward toward the interior of the property. Development of the property will comply with the lighting standards of Section 5-1504. No adverse impact is anticipated.

**(E) WHETHER THE PROPOSED USE IS COMPATIBLE WITH OTHER EXISTING OR PROPOSED USES IN THE NEIGHBORHOOD, AND ADJACENT PARCELS.**

The proposed school use will be compatible with the surrounding residential uses. The property is 99 acres in size providing more than adequate room for the desired use and providing ample separation from adjacent properties. Landscape buffers will be provided along the property boundaries. School use is generally considered to be a compatible use in residential areas. Further, schools mitigate the impacts of residential development providing education services to the growing community.

**(F) WHETHER SUFFICIENT EXISTING OR PROPOSED LANDSCAPING SCREENING AND BUFFERING ON THE SITE AND**

**IN THE NEIGHBORHOOD WILL ADEQUATELY SCREEN  
SURROUNDING USES.**

The proposed school site development will provide buffers as required by Section 5-1400 of the Zoning Ordinance and will enhance the required plantings by increasing the evergreen and canopy plantings along the western and southern site boundaries adjacent to the athletic fields and parking areas. More specifically, evergreen trees will be planted at a total density of 9 trees per 100 linear feet and planted at an initial height of 6-8 feet in these designated locations (an increase from the Type II buffer which provides 2 evergreen trees per 100 linear feet). An additional 2 canopy trees per 100 linear feet (4 per 100 linear feet total) will also be added. (The Type 2 provides 2 canopy trees per 100 linear feet). LCPS has been working with the owner of property located in the southwest corner of the school site, adjacent to the future practice fields. Along this property boundary it is proposed to preserve existing trees 10 inches in diameter or less, to supplement the existing trees as necessary to provide a Type II side buffer and, subject to the permission of the owner, plant Leyland Cypress trees just to the west of the existing tree line on the adjacent property. The fence line surrounding the competition athletic fields will also be extended to provide fencing between the adjacent property and the school site. LCPS has also been working with residents of Lenah Run to enhance the landscaping along existing Lenah Road. For the buffer across from Lenah Run LCPS proposes to provide landscaped berms (with plantings on top of the berm for added screening height) utilizing the enhanced evergreen and canopy planting. The bus parking area will be screened by the proposed tree save area and evergreen plantings at 6 trees per 100 linear feet. The required and supplemental landscaping will adequately screen surrounding uses.

**(G) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL  
RESULT IN THE PRESERVATION OF ANY TOPOGRAPHIC OR  
PHYSICAL, NATURAL, SCENIC, ARCHAEOLOGICAL, OR  
HISTORIC FEATURE OF SIGNIFICANT IMPORTANCE.**

No significant resources have been identified.

**(H) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL  
DAMAGE EXISTING ANIMAL HABITAT, VEGETATION, WATER  
QUALITY (INCLUDING GROUNDWATER) OR AIR QUALITY.**

No damage to protected animal habitat, vegetation, water quality or air quality is anticipated. The property has been farmed for a number of years

and is a combination of open farm fields and tree cover areas. The Rare and Endangered Species analysis of the site found low probability for any rare or endangered species. The school will utilize public sewer and water.

**(I) WHETHER THE PROPOSED SPECIAL EXCEPTION AT THE SPECIFIED LOCATION WILL CONTRIBUTE TO OR PROMOTE THE WELFARE OR CONVENIENCE OF THE PUBLIC.**

This property will provide an excellent location for the proposed middle and high schools. These schools are needed to serve the growing population of the Transition Area and adjacent Suburban and Rural Areas. The site's proximity to Route 50 and Braddock Road will provide a convenience to the student population and promote the overall welfare of the public.

**(J) WHETHER THE TRAFFIC EXPECTED TO BE GENERATED BY THE PROPOSED USE WILL BE ADEQUATELY AND SAFELY SERVED BY ROADS, PEDESTRIAN CONNECTIONS AND OTHER TRANSPORTATION SERVICES.**

Access to the site is currently available from Lenah Road. As a part of the Greenvest planned subdivision to the south, a new two lane road will be constructed from Braddock Road north to the school site entrance at the southern end of the school site. This section of the proposed Lenah Loop Road will be constructed in the 2010 timeframe, prior to the opening of the middle school. The Lenah Loop Road will be extended from the school's southern entrance to the northern property boundary in conjunction with the requirements of the residential subdivision. Specifically, the contractual timing of this segment is within 14 months of the transfer of the 350<sup>th</sup> residential lot to a third party builder. In conjunction with the northern section of the Lenah Loop Road, it is also proposed to realign Lenah Road to provide a T intersection with the Lenah Loop Road. These road improvements will afford safe access to the proposed schools.

A detailed traffic analysis is submitted as a part of this application. The study examines the existing transportation network, planned future road improvements and future road conditions, with and without the proposed use, for the years 2010 (middle school opening) 2011 (high school opening) and 2020 (ten years after school use implementation). The study determined that existing network conditions, as well as future conditions, without the school use, necessitate improvements. The study also identifies those improvements

that should be provided as a part of the school use. It is noted that the traffic analysis provides two alternative road network options for the proposed middle school opening. Alternative 1 is access via Lenah Road without the Lenah Loop Road access to Braddock Road and Alternative 2 is access with the Lenah Loop Road to Braddock Road. While it is anticipated that this road will be in place prior to the middle school opening, the alternative was examined to ensure that adequate access would be available in either event. Overall, with recommended improvements to the network to serve the existing, anticipated, and proposed development, the road network will provide safe and adequate access for the proposed school use. Please reference the traffic analysis submitted as a part of this application.

**(K) WHETHER, IN THE CASE OF EXISTING STRUCTURES PROPOSED TO BE CONVERTED TO USES REQUIRING A SPECIAL EXCEPTION, THE STRUCTURES MEET ALL CODE REQUIREMENTS OF LOUDOUN COUNTY.**

Previously existing structures have been removed from the site.

**(L) WHETHER THE PROPOSED SPECIAL EXCEPTION WILL BE SERVED ADEQUATELY BY ESSENTIAL PUBLIC FACILITIES AND SERVICES.**

Police protection will be provided by Loudoun County and Fire and Rescue Services will be provided by both the volunteer system and the County. Public sewer and water will be available to the site. Please reference Item J above for roadway access.

**(M) THE EFFECT OF THE PROPOSED SPECIAL EXCEPTION ON GROUNDWATER SUPPLY.**

No adverse impact to groundwater supply is anticipated. Public sewer and water will be available and development will occur in accord with County requirements. LCPS has contracted the services of a hydrogeologist to develop a monitoring program for area wells and to determine a suitable location for an irrigation well.

**(N) WHETHER THE PROPOSED USE WILL AFFECT THE  
STRUCTURAL CAPACITY OF THE SOILS.**

Construction in compliance with the requirements of the County's Facilities Standards Manual will ensure adequate structural capacity is maintained for the proposed use.

**(O) WHETHER THE PROPOSED USE WILL NEGATIVELY IMPACT  
ORDERLY AND SAFE ROAD DEVELOPMENT AND  
TRANSPORTATION.**

A detailed traffic analysis is provided with this application. Please reference the traffic analysis and Item J above.

**(P) WHETHER THE PROPOSED SPECIAL EXCEPTION USE WILL  
PROVIDE DESIRABLE EMPLOYMENT AND ENLARGE THE TAX  
BASE BY ENCOURAGING ECONOMIC DEVELOPMENT  
ACTIVITIES CONSISTENT WITH THE COMPREHENSIVE PLAN.**

The availability of an excellent education system and adequate facilities to serve the student population will promote the location of businesses to Loudoun County, thereby positively influencing employment opportunities and economic activity. The proposed middle school will provide approximately 140 jobs and the high school will provide approximately 200 jobs.

**(Q) WHETHER THE PROPOSED SPECIAL EXCEPTION CONSIDERS  
THE NEEDS OF AGRICULTURE, INDUSTRY, AND BUSINESSES IN  
FUTURE GROWTH.**

Reference (P) above.

**(R) WHETHER ADEQUATE ON AND OFF-SITE INFRASTRUCTURE IS  
AVAILABLE.**

The site has good access opportunities through Lenah Road and the planned north south road to be constructed with the planned subdivision to the south. A detailed traffic analysis is included with the application. Necessary

utilities (sewer, water, electric, telephone and gas) are available in the vicinity of the property.

(S) **ANY ANTICIPATED ODORS WHICH MAY BE GENERATED BY THE USES ON SITE AND WHICH MAY NEGATIVELY IMPACT ADJACENT USES.**

No odors are anticipated from the proposed uses on the site.

(T) **WHETHER THE PROPOSED SPECIAL EXCEPTION USES SUFFICIENT MEASURE TO MITIGATE THE IMPACT OF CONSTRUCTION TRAFFIC ON EXISTING NEIGHBORHOODS AND SCHOOL AREAS.**

LCPS will employ good construction practices to mitigate the impact of construction traffic on the surrounding neighborhood.

**SUMMARY**

The proposed school use is consistent with the policies of the County's Adopted Comprehensive Plan. Specifically:

- The School Board has determined the need for these new public school facilities. These schools will provide relief to the Mercer Middle School which had an enrollment of 1,267 students in September of 2007 (capacity 1187; projected 2010 enrollment of 1923) and to Freedom High School which had an enrollment of 1,217 students in September of 2007 (capacity 1600, projected enrollment of 2,491 in 2011).
- MS-5 and HS-7 are a part of the Loudoun County School Board Adopted CIP. Land acquisition funds have been approved by the Loudoun citizenry. MS-5 school construction funds were approved by the voters in November of 2005. Supplemental appropriation for construction for MS-5 was appropriated by the County in FY-08.
- The proposed site is located at the focus of the future attendance area. The Transition Area is planned for growth and there are over 3600 residential lots approved or pending in the vicinity of the site. These lots are projected to generate over 3000 students and the surrounding area will utilize a significant portion of the proposed schools' capacity. The Transition Area policies recognize the need to provide public schools in the area that will serve not only the Transition Area but also the rural and suburban student populations.
- Safe and convenient access will be provided to the schools via the proposed road improvements. The site fronts on a collector road in accord with Transition Area policies. To the extent possible, the schools will be linked to adjacent neighborhoods. Sidewalks/trails are proposed along the frontage of Lenah Road and throughout the

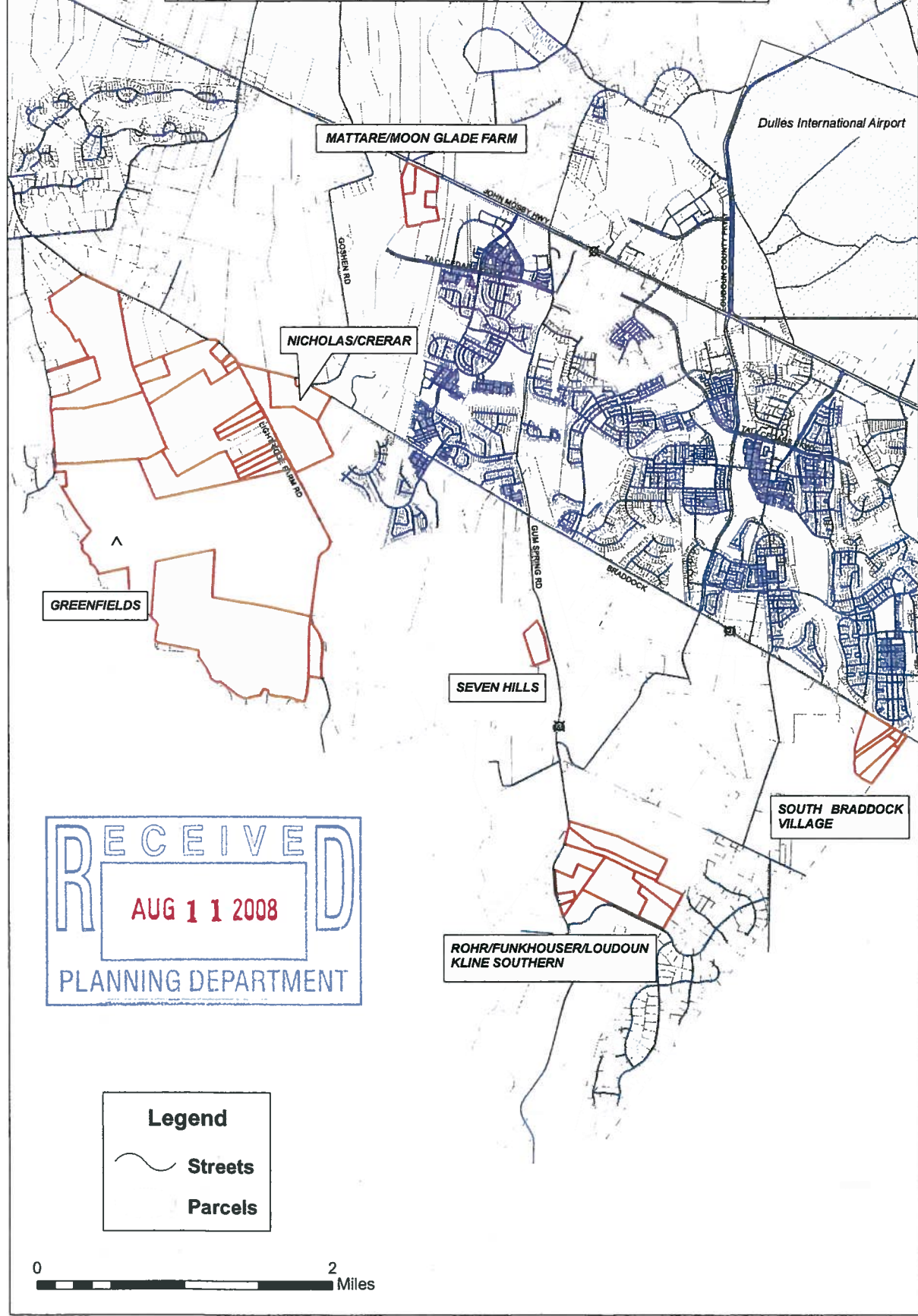
Loudoun County School Board  
Commission Permit Statement of Justification  
Middle and High School at Lenah Property  
February 14, 2008, Updated 6/4/08, 7/24/08, 8/5/08

school site. A trail connection is planned to the future Lenah residential subdivision to the south. In addition, a trail is planned along the future Lenah connector road to the east of the school site. A pedestrian circulation plan is provided as a part of the Special Exception Plat.

- The County's Parks and Recreation Department has reviewed the proposed school site through the referral process. LCPS and Parks and Recreation have a long standing coordination policy for shared use of fields, particularly those at elementary and middle schools. This partnership will continue at the proposed Lenah site.
- The proposed development has taken into account planning goals related to elements of Green Infrastructure including protection of environmentally sensitive areas, incorporation of tree save areas and indigenous vegetation into proposed buffers, use of low impact design techniques and best management practices, and the use of sustainable design measures.
- The proposed site will be served by public sewer and water and will have all utilities needed to support the proposed use.
- The proposed use is compatible with the surrounding existing and anticipated residential uses. Enhanced buffers are proposed along the northern, southern and western property boundaries. Existing trees will be maintained along the eastern property boundary adjacent to the proposed Lenah Connector Road. Building design will incorporate features to provide an aesthetic appearance including double hung windows similar to residential construction, accent materials to provide interest in color and texture, and horizontal bands to minimize height appearance. The building height will be less than 40 feet consistent with Transition Area policies. The athletic fields have been sited to minimize conflicts with surrounding residential areas, with the stadium central to the site. Proposed lighting will be cutoff and shielded, directed downward and toward the interior of the property. The lighting system incorporates a reflector technology system that directs light onto the field and minimizes glare and spillage.
- The proposed use complies with the zoning standards of the TR-1 District.
- Overall, the proposed location, character, and extent of the proposed uses are in substantial accord with the County's Adopted Comprehensive Plan.

Favorable consideration of this Commission Permit and Special Exception application is respectfully requested.

# PARCELS CONSIDERED FOR MS-5 AND HS-7 SCHOOL FEASIBILITY





**Properties Examined in the Dulles South Corridor as Potential School Sites  
For MS-5 and HS-7**

1. **Seven Hills (22 acres)** – LCPS attempted to site a two-story middle school on the proffered elementary school land bay but site constraints (existing roads, steep slopes and flood plain) did not allow for enough usable area on which to adapt the program. This property is presently under design to accommodate ES-20.
2. **Braddock South Village (33.10 acres)** – Pulte Homes had submitted an application for rezoning (ZMAP 2005-0005) that included a proffered land bay to accommodate a two story elementary and middle school. The application was withdrawn on July 21, 2006.
3. **Nicholas/Crerar (150.03 acres)**- The owners of the property filed an application for rezoning (ZMAP 2005-0031) that included a site for a middle school. The application was denied by the Board of Supervisors. Loudoun County Public Schools attempted to negotiate for the purchase of the property but acceptable terms could not be reached. The Loudoun County School Board considered acquisition of the property through the use of eminent domain. The property was dropped from consideration when the Lenah property became available.
4. **Rohr/Funkhouser/Loudoun Kline Southern (209.04 acres)** – The subject property is bisected in an east to west direction by multiple overhead high voltage power lines. Floodplain bisects the property in a north south direction. Multiple ponds exist on the site along with significant potential for wetlands.
5. **Mattare/Moon Glade Farm (47.91 acres)** – The property fronts on Rte. 50 and is split zoned with approximately half of it being located in the CLI (Commercial Light Industry) zoning district in which public schools are not a permitted use. Loudoun County staff has discouraged the School Board from acquiring properties that erode the county's current and future economic base. The southern portion of the property lies predominantly in major floodplain. The proposed alignment for Rte. 659 Relocated on the Countywide Transportation Plan calls for it to bisect the property from north to south. Centered on the northern portion of the property is a large (approximately 4 acres) pond with an outfall that runs south to the major floodplain.
6. **Greenfields (2,021.40 acres)** – The portion of the Greenfields assemblage that was examined for potential school sites encompassed approximately 122 acres. Issues that removed this property from further consideration included impacts to existing wetlands along with the timing associated with the construction of adequate road and utility improvements necessary to support the proposed school facilities.